

020.0

0001

0008.0

Map

Block

Lot

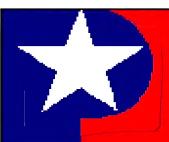
1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel
 APPRAISED: 1,167,400 / 1,167,400
 USE VALUE: 1,167,400 / 1,167,400
 ASSESSED: 1,167,400 / 1,167,400



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		GARRISON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KLEBANOV DANIEL	
Owner 2: KIM HEIJUNG	
Owner 3:	

Street 1: 5 GARRISON RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: MARSH AND OLDHAM HOMES LLC -	
Owner 2: -	
Street 1: 45 DUNHAM RD	
Twn/City: BILLERICA	
St/Prov: MA	Cntry
Postal: 01821	

NARRATIVE DESCRIPTION	
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 2909 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6048	Sq. Ft.	Site			0	85.	0.99	2									511,222						511,200	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY										Legal Description			User Acct							
Use Code										Land Size			Building Value		Yard Items		Land Value		Total Value	
101										6048.000			656,200				511,200		1,167,400	
Total Card										0.139			656,200				511,200		1,167,400	
Total Parcel										0.139			656,200				511,200		1,167,400	
Source: Market Adj Cost										Market Adj Cost			Total Value per SQ unit /Card:		401.31		/Parcel: 401.31		Land Unit Type:	

PREVIOUS ASSESSMENT										Parcel ID			PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	101	FV	656,200	0	6,048.	511,200	1,167,400		Year end	12/23/2021				
2021	101	FV	636,900	0	6,048.	511,200	1,148,100		Year End Roll	12/10/2020				
2020	101	FV	636,900	0	6,048.	511,200	1,148,100	1,148,100	Year End Roll	12/18/2019				
2019	101	FV	493,700	0	6,048.	661,600	1,155,300	1,155,300	Year End Roll	1/3/2019				
2018	101	FV	493,700	0	6,048.	421,000	914,700	914,700	Year End Roll	12/20/2017				
2017	101	FV	493,700	0	6,048.	384,900	878,600	878,600	Year End Roll	1/3/2017				
2016	101	FV	493,700	0	6,048.	312,700	806,400	806,400	Year End	1/4/2016				
2015	101	FV	469,500	0	6,048.	312,700	782,200	782,200	Year End Roll	12/11/2014				

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
8/26/2016	2104	Porch	18,000	O				new porch on front	6/3/2015	Permit Insp	PC	PHIL C		
5/19/2015	501	Renovate	69,350						6/27/2012	Measured	JBS	JOHN S		
6/26/2013	952	Solar Pa	22,300	C					10/8/2011	MLS	EMK	Ellen K		
1/6/2011	16	New Buil	230,000	C				BUILD/INSTALL MODU	2/4/2009	Meas/Inspect	294	PATRIOT		
1/6/2011	15	Manual	500					MOVE MODULAR HOUSE	10/31/2000	Hearing Chag	201	PATRIOT		
11/23/2010	2330	Foundati	12,000						10/29/1999	Inspected	264	PATRIOT		
11/5/2010	2259	Demoliti	6,000					DEMO HOUSE	10/1/1999	Mailer Sent	256	PATRIOT		
									8/23/1993		KT			

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 2	Rating: Very Good											8			
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good														
Prime Wall: 2	- Clapboard			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: GRAY				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir: k	- Kelwyn Manor			Fpl: 1	Rating: Very Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: B-	Good (-)			CONDOS INFORMATION				Lvl 2											
Year Blt: 2011	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct: G12		Fact: .		Floor:				Totals	RMS: 6	BRs: 3	Baths: 2	HB: 1							
Const Mod:				% Own:				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL							
INTERIOR INFORMATION				Phys Cond: VG - Very Good	0.7 %			Interior:	1	6	3								
Avg Ht/FL: STD				Functional:		%		Additions:											
Prim Int Wal 1	- Drywall			Economic:		%		Kitchen:											
Sec Int Wall:		%		Special:		%		Baths:											
Partition: T	- Typical			Override:		%		Plumbing:											
Prim Floors: 3	- Hardwood			Total:	0.7 %			Electric:											
Sec Floors:		%		CALC SUMMARY				Heating:											
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 130.00				General:											
Subfloor:				Size Adj.: 1.09341216				Totals	1	6	3								
Bsmnt Gar: 1				Const Adj.: 0.99989998															
Electric: 3	- Typical			Adj \$ / SQ: 142.129															
Insulation: 2	- Typical			Other Features: 118520															
Int vs Ext: S				Grade Factor: 1.21															
Heat Fuel: 2	- Gas			NBHD Inf: 1.00000000															
Heat Type: 1	- Forced H/Air			NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100		% AC: 100		Adj Total: 660802															
Solar HW: NO		Central Vac: NO		Depreciation: 4626															
% Com Wal		% Sprinkled		Depreciated Total: 656176															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:		Model:		Juris. Factor: 1.00		Before Depr: 171.98													
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net: 166.42													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
PARCEL ID 020.0-0001-0008.0																			
More: N	Total Yard Items:	Total Special Features:				Total:													